106.0	0003	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,325,200 / 1,325,200
					USE VALUE:	1,325,200 / 1,325,200
					ASSESSED:	1,325,200 / 1,325,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDREW CHARLES D &
Owner 2:	HEBERT TRACY L
Owner 3:	
Street 1:	3 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	27 29 HARVARD ST ARLINGTON LLC -
Owner 2:	-
Street 1:	11 WOODLAWN AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02492

NARRATIVE DESCRIPTION

This parcel contains 9,112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 4500 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9112.000	839,800		485,400	1,325,200
Total Card	0.209	839,800		485,400	1,325,200
Total Parcel	0.209	839,800		485,400	1,325,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.49 | /Parcel: 294.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313809
GIS Ref:
GIS Ref:
Insp Date: 09/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	839,800	0	9,112.	485,400	1,325,200	1,325,200	Year End Roll	12/18/2019
2019	101	FV	649,000	0	9,112.	485,400	1,134,400	1,134,400	Year End Roll	1/3/2019
2018	101	FV	649,000	0	9,112.	416,000	1,065,000	1,065,000	Year End Roll	12/20/2017
2017	101	FV	649,000	0	9,112.	388,300	1,037,300	1,037,300	Year End Roll	1/3/2017
2016	101	FV	649,000	0	9,112.	332,800	981,800	981,800	Year End	1/4/2016
2015	101	FV	634,900	0	9,112.	298,100	933,000	933,000	Year End Roll	12/11/2014
2014	101	FV	577,600	0	9,112.	276,000	853,600	853,600	Year End Roll	12/16/2013
2013	101	FV	577,600	0	9,112.	263,100	840,700	840,700		12/13/2012

!15851!

PRINT

Date	Time
12/11/20	05:31:30

LAST REV

Date	Time
09/26/18	14:08:59

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
27 29 HARVARD S	1422-102		8/31/2012		960,000	No	No		
ACONE LINDA,	1397-2		3/2/2011	Mult Lots	674,239	No	No		

USER DEFINED

Prior Id # 1:	67983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2012	689	New Wind	2,700					5 REPLACEMENT WIND
12/27/2011	1896	Redo Bas	20,000					
5/26/2011	496	New Buil	233,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
1/12/2012	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9112		Sq. Ft.	Site		0	70.	0.76	4									485,352						485,400	

Total AC/HA: 0.20918 | Total SF/SM: 9112 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,352 | Spl Credit | Total: 485,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88333333
Const Adj.:	0.99989998
Adj $ / SQ:	110.406
Other Features:	130577
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	845749
Depreciation:	5920
Depreciated Total:	839829

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	2
Totals			
1	7	4	

SKETCH

UnSketched SubAreas:
GLA: 4500,
GAR: 400,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.84
Special Features:	0	Val/Su Net:	171.39
Final Total:	839800	Val/Su SzAd	186.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	4,500	110.410	496,825
GAR	Garage	400	21.250	8,499

Net Sketched Area:	4,900			Total:	505,324
Size Ad	4500	Gross Are	4900	FinArea	4500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

106.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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